

IN RE: PETITION FOR RESIDENTIAL * BEFORE THE
ZONING VARIANCE *
NWC Papermill and Robcaste Rds. * ZONING COMMISSIONER

14300 Robcaste Road * OF BALTIMORE COUNTY
10th Election District *
3rd Councilmanic District * Case No. 96-189-A
Walter A. Hairston, et ux *
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Walter A. Hairston and Jeanette O. Hairston, his wife, for that property known as 14300 Robcaste Road in the Ascot Estates subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1A04.3.B.5 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 20 ft. for a proposed addition (attached garage) in lieu of the minimum required 50 ft., in an R.C.5 zone. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

10-10-96 DEER RECEIVED FOR FILING

Date

By

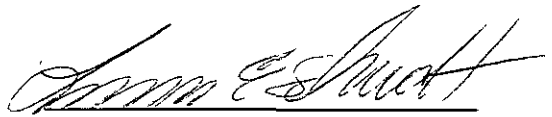
WALTER A. HAIRSTON

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7TH day of December, 1995 that the Petition for a Residential Variance from Section 1A04.3.B.5 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 20 ft. for a proposed addition (attached garage), in lieu of the minimum required 50 ft., in an R.C.5 zone, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

RECEIVED FOR FILING

LES:mmm

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

December 6, 1995

Mr. and Mrs. Walter A. Hairston
14300 Robcaste Road
Phoenix, Maryland 21131

RE: Petition for Administrative Zoning Variance
Case No. 96-189-A
Property: 14300 Robcaste Road

Dear Mr. and Mrs. Hairston:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.



Petition for Administrative Variance

96-189-A

to the Zoning Commissioner of Baltimore County

for the property located at 14300 ROBCLASTE RD

which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.5 (1A00.3.B.3, old RDP)

To allow a side yard setback of 20 feet for a proposed addition in lieu of the minimum required 50 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

IN ORDER TO BUILD THE PROPOSED 3 CAR GARAGE, THE LENGTH WOULD NOT BE THE PRESENT 50' SET BACK. THE PROPOSED SET BACK WOULD BE 20' FROM PROPERTY LINE

SEE ATTACHED

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City State Zipcode

Legal Owner(s)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: *[Signature]*

DATE: *11-8-95*

ESTIMATED POSTING DATE: *11-19-95*



Printed with Soybean Ink
on Recycled Paper

ITEM #:

200

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

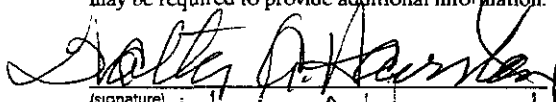
That the Affiant(s) does/do presently reside at

14300 BODCAST RD
address
PHENIX, MD. 21131
City State Zip Code

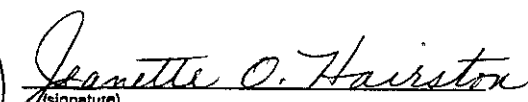
That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

IN ORDER TO BUILD THE PROPOSED
3 CAR GARAGE, THE LENGTH WOULD
NOT BE WITHIN THE 50' SETBACK
FROM THE PROPERTY LINE, THE
PROPOSED SETBACK WOULD BE
20' FROM THE PROPERTY LINE

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.


(signature)
WALTER A. HAIRSTON
(type or print name)




(signature)
Jeanette O. Hairston
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

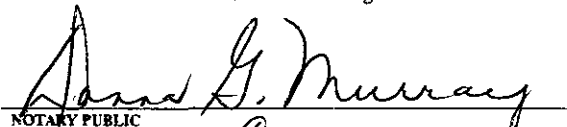
I HEREBY CERTIFY, this 1st day of November, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Walter A. Hairston

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

November 1, 1995
date


NOTARY PUBLIC
My Commission Expires February 1, 1998

96-189-A

At present, we have a kitchen that is too small and we would like to increase the size of the kitchen. We propose to demolish the present garage and enlarge the kitchen; also, construct a three car garage to be attached to the kitchen. The garage would accommodate transportation for three adult members of my household. Due to our age, the attached garage would enable us to enter the kitchen without being exposed to inclement weather. In addition, the attached garage would provide safety.

If placed on the south side of the house, the garage would not be accessible to the kitchen. In addition, if placed at the northwest end of the property, the incline of the land would not lend itself to the construction of the garage.

November 1995

200

96-189-A

TO WHOM IT MAY CONCERN:

We have discussed the proposed addition to the Walter and Jeanette Hairston Property at 14300 Robcaste Road, Phoenix, Maryland 21131.

Name: William A. Scott *William A. Scott*
Address: 14308 Robcaste Rd.
Telephone: (410) 527-0953

Name: Nancy R. Simms *Nancy R. Simms*
Address: 14305 Robcaste Rd.
Telephone: (410) 584-8221

Name: Gary T. Flora *Gary T. Flora*
Address: 14307 Robcaste Rd.
Telephone: (410)-771-1651

Name: Lori Vogler *Lori H. Vogler*
Address: 3300 Paper Mill Rd.
Telephone: 527-0130

Name: Jackie & Boyd Pfeiffer *Jackie Pfeiffer*
Address: 14303 Robcaste Rd.
Telephone: Phoenix, Md. 21131 (410) 527-0718

Name: Jim & Dorey Kelly
Address: 3226 Paper Mill Rd. Phoenix 21131
Telephone: 771-9415

Name:
Address:
Telephone:

200

200

ZONING DESCRIPTION FOR
14300 ROBCASTE ROAD
PHOENIX, MARYLAND

96-189-A

Beginning at a point on the west side of Robcaste Road on which property fronts which is 50' at the distance of 124' north of the nearest improved intersecting street, Paper Mill Road, which is 55' wide being Lot #3 on final plat in Plat Book EHKJR in the subdivision of Ascot Estates as recorded in Baltimore County Plat Book #40, Folio 88 containing 1.16 acre also known as 14300 Robcaste Road and located in the 10th Electoral District, 3rd Councilmanic District.

40051951

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-189-A

District: 108 Date of Posting: 11/17/95
Posted for: Variance
Petitioner: Walter & Lermette Hairston
Location of property: 14300 Robcastle Rd.
Location of Sign: Facing roadway on property being zoned.
Remarks: _____
Posted by: [Signature] Date of return: 11/29/95
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

Item rd. 200
004876

DATE 11-8-95 ACCOUNT R-001-6150

96-189-A
Site: 14300 Robcastle Rd. AMOUNT \$ 85.00

RECEIVED FROM: MR. HAIRSTON, owner
010 - Residential Variance filing fee - 50.
080 - sign & posting - 35.

FOR: ADMINISTRATIVE Total: \$85.00

62911003CH10HR0
22 1080, 305411-05-95

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 20, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-189-A (Item 200)
14300 Robcastle Road
NWC Papermill and Robcastle Roads
10th Election District - 3rd Councilmanic
Legal Owner: Walter A. Hairston and Jeanette O. Hairston

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before November 19, 1995. The closing date (December 4, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Walter and Jeanette Hairston

RECEIVED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 1, 1995

Mr. and Mrs. Walter A. Hairston
14300 Robcaste Road
Phoenix, Maryland 21131

RE: Item No.: 200
Case No.: 96-189-A
Petitioner: W. A. Hairston, et ux

Dear Mr. and Mrs. Hairston:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 8, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

11-22-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 200 (JJS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 11/20/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF NOV. 20, 1995.

Item No.: SEE BELOW

Zoning Agenda:

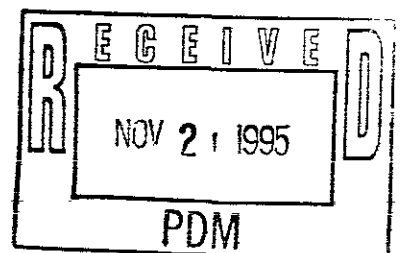
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 194, 196, 197, 199, 200, 201,
202 & 203.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: November 17, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 196, 197, 198, 199, 200, 201, 203 and 204

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey Long

Division Chief:

Carol L. Kins

PK/JL

CLOSE
12-4

96-189 A

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E ✓

TO: Arnold Jablon, Director DATE: Nov. 29, 1995
Zoning Administration and Development Management

FROM: *Pub* Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for November 27, 1995
Items 196, 197, 199, and 200

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

PETITION PROBLEMS

#194 — MJK

Need power of attorney for person signing for legal owner.

#196 — JJS

No zoning listed on petition form.

#200 — JJS

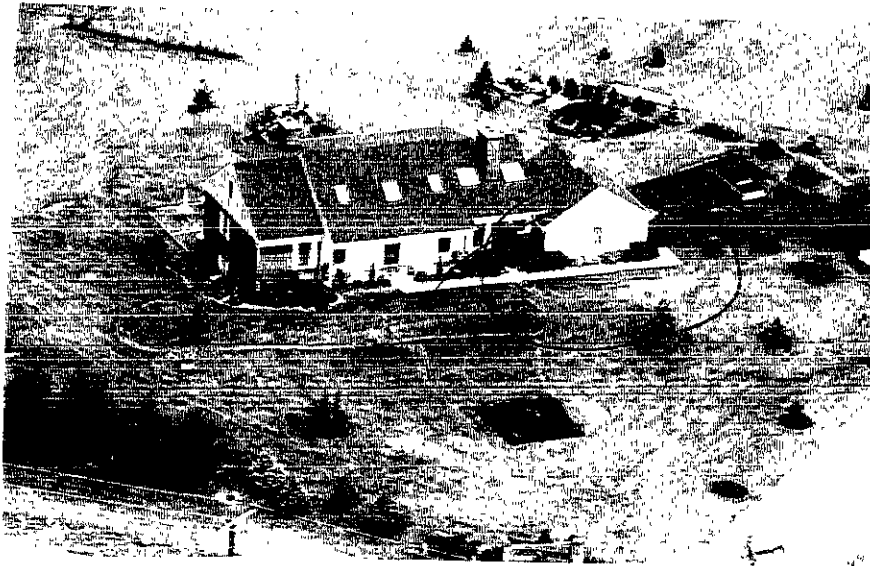
Notary section is incomplete - only one signature notarized.

#201 — JJS

No telephone number for legal owner.

[Handwritten signature]

96-189-A



proposed new
garage.



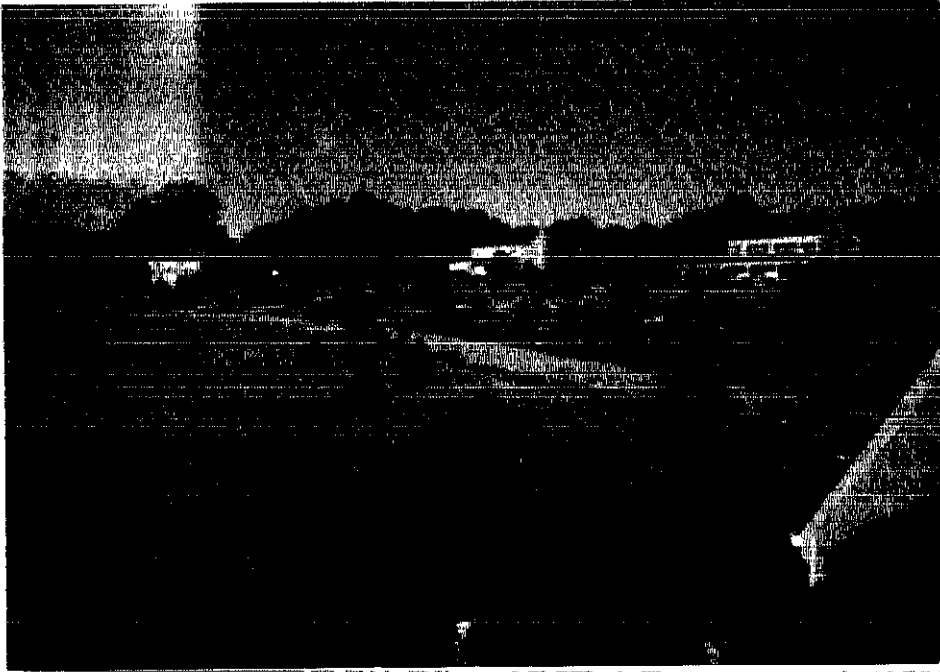
Looking South
toward applicants
house in area
of proposed addition



11

96-189-A

Looking North East
across Robaste Rd.
Hairston 200



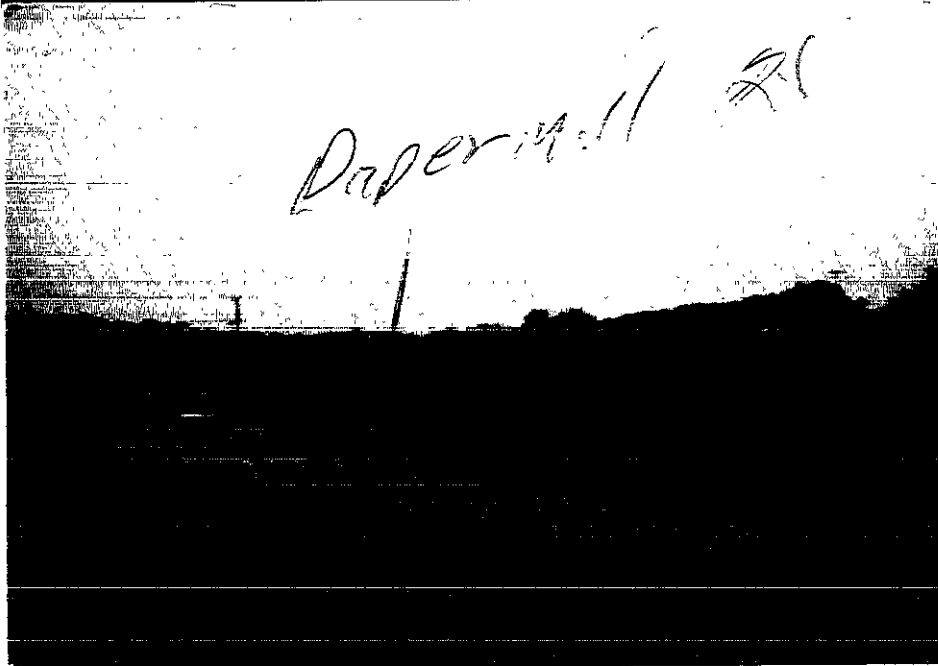
Looking North to
nearest adjacent
property

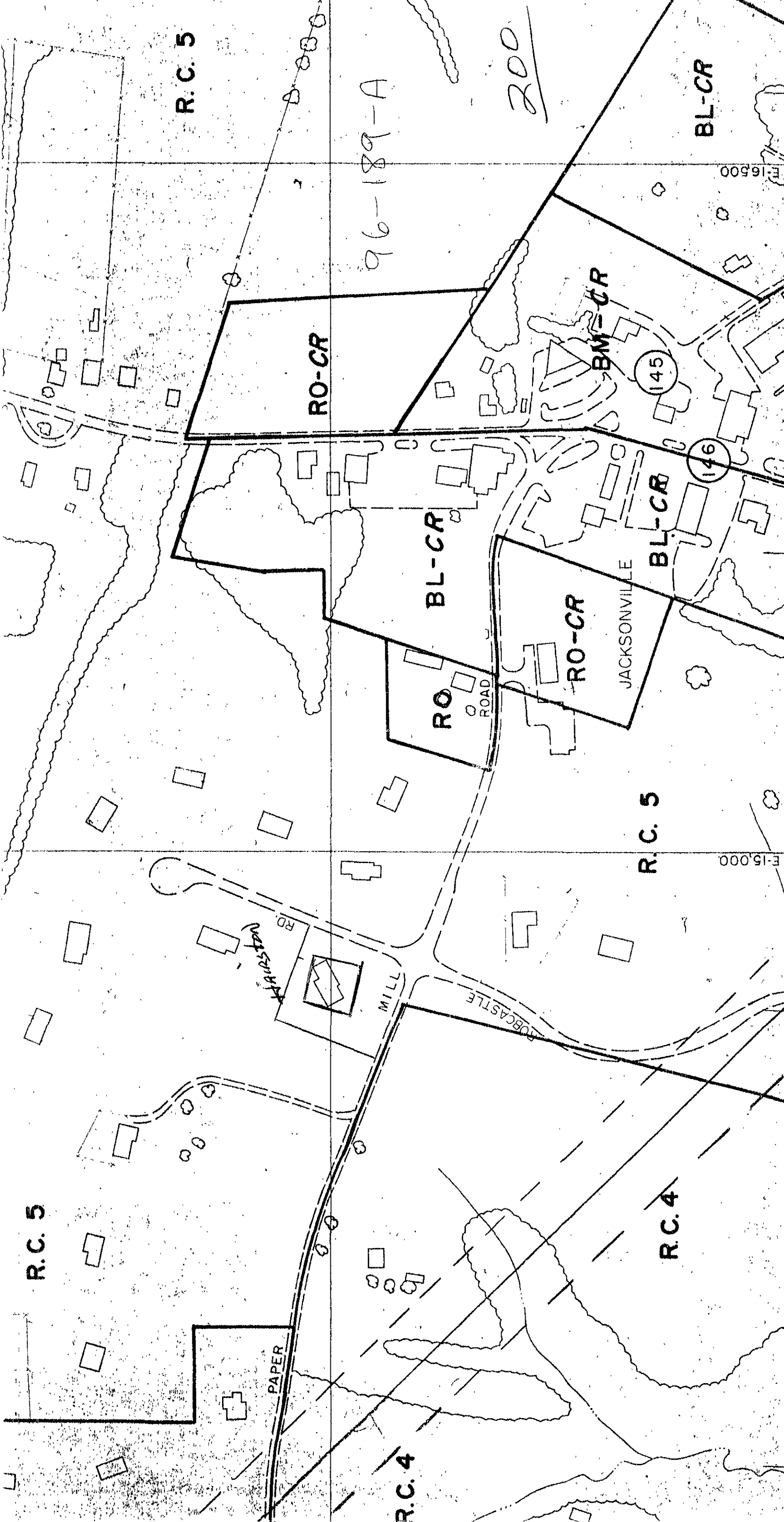


Davenport 21

Looking West toward
front of applicant's
house. Hairston 200

RECEIVED





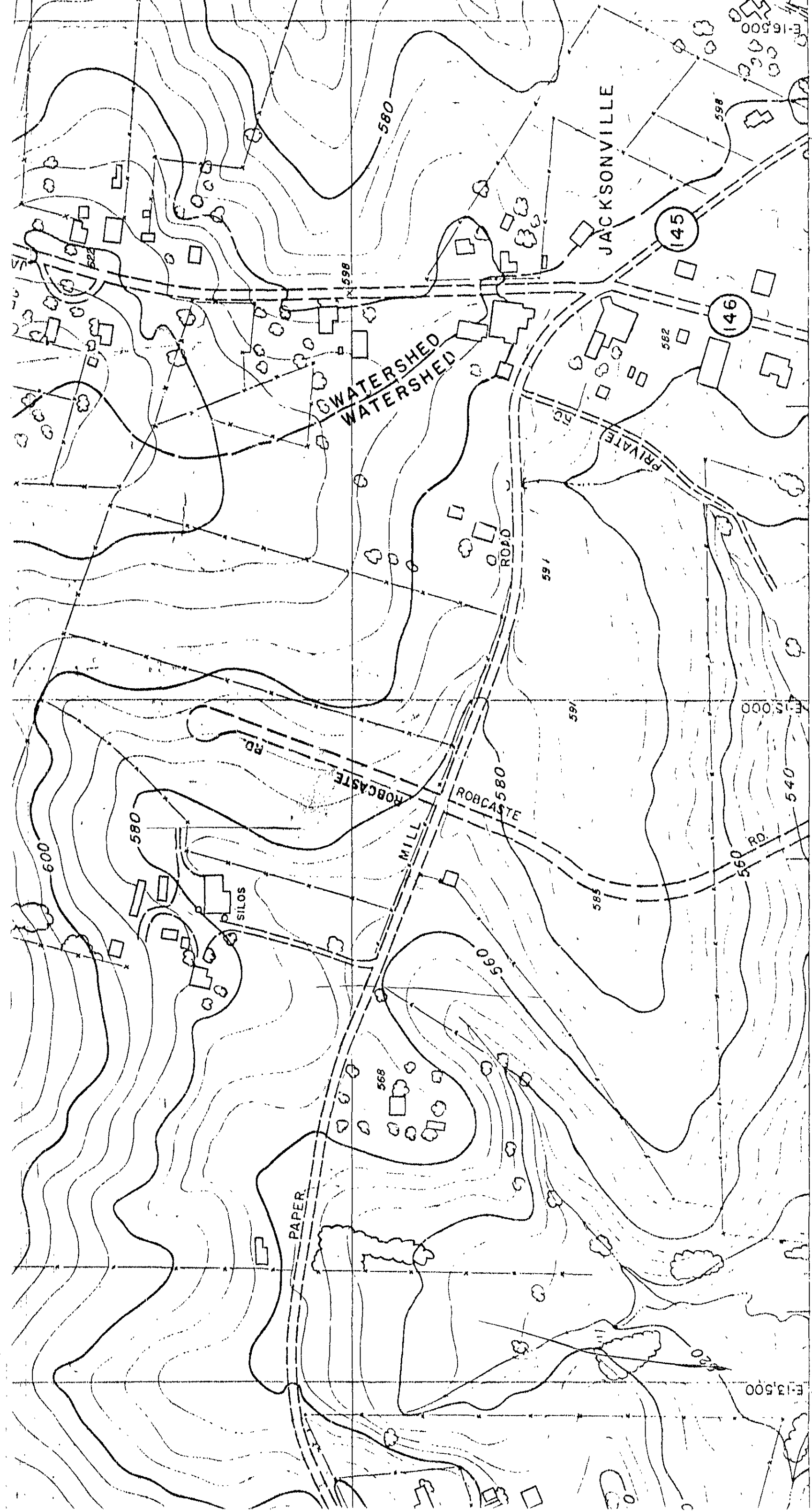
(SHEET NE. 20-C)

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92
NE 20-C

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

William A. Howard IV
Chairman, County Council



REVIS

(SHEET NE 20-C)

96-189-A

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY, MARYLAND



96-189-A

002

THE HAIRSTONS

SCALE
1" = 200' ±
DATE OF
DUPLICATE

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
DIVISION AND AERIAL PHOTOGRAPH

05 21-1

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

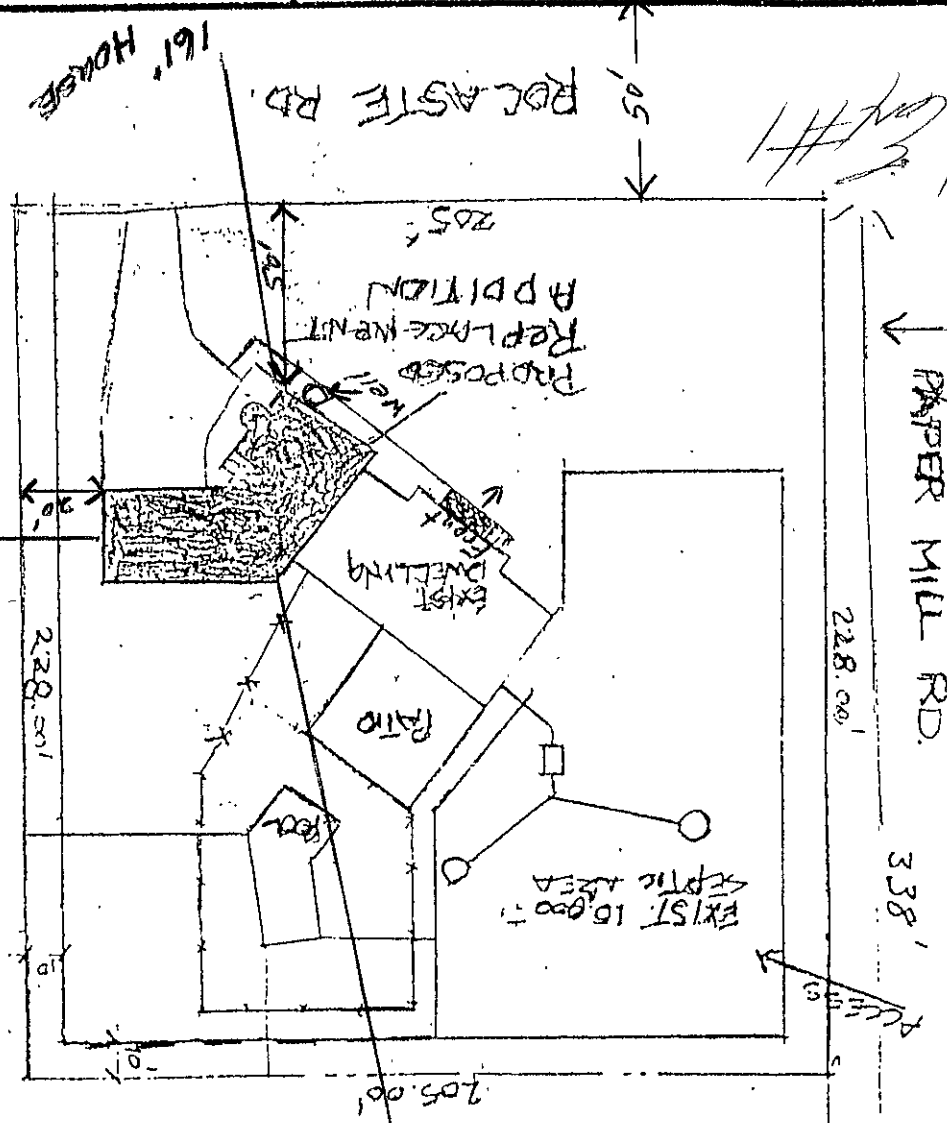
PROPERTY ADDRESS: 14300 ROBERTS RD.

Subdivision name: ASSET CSTATES

plat book # 40, folio # 88, lot # 3, section # —

OWNER: WALTER & JEANETTE HAIRSTON

96-189-A



685
BALT
BELT
Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 10

Councilmanic District: 3

1"=200' scale map #: NE 21-C

Zoning: RCS (old RDP)

Lot size: 1.16 AC 50,528 square feet

public private

SEWER: ☐ ☒

WATER: ☐ ☒

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: W. H. ITEM #: 200 CASE #:

North

date: 11-7-95

prepared by: W. H.

Scale of Drawing: 1"=50'

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
NWC Papermill and Robcaste Rds.
14300 Robcaste Road
10th Election District
3rd Councilmanic District
Walter A. Hairston, et ux
Petitioners

* BEFORE THE ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-189-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Walter A. Hairston and Jeanette O. Hairston, his wife, for that property known as 14300 Robcaste Road in the Ascot Estates subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1A04.3.B.5 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 20 ft. for a proposed addition (attached garage) in lieu of the minimum required 50 ft., in an R.C.5 zone. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7th day of December, 1995 that the Petition for a Residential Variance from Section 1A04.3.B.5 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 20 ft. for a proposed addition (attached garage), in lieu of the minimum required 50 ft., in an R.C.5 zone, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

December 6, 1995

Mr. and Mrs. Walter A. Hairston
14300 Robcaste Road
Phoenix, Maryland 21131

RE: Petition for Administrative Zoning Variance
Case No. 96-189-A
Property: 14300 Robcaste Road

Dear Mr. and Mrs. Hairston:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.



Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 14300 Robcaste Rd
which is presently zoned R.C.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.5 (1A04.3.B.5, old EDP)

To allow a side yard setback of 20 feet for a proposed addition in lieu of the minimum required 50 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) IN ORDER TO BUILD THE PROPOSED 3 CAR GARAGE, THE LENGTH WOULD NOT MEET THE PRESENT 50' SET BACK. THE PROPOSED SET BACK WOULD BE 20' FROM PROPERTY LINE

SEE ATTACHED

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and see to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchase Lease	Legal Owner(s)
Type or Print Name	WALTER A. HAIRSTON
Signature	WALTER A. HAIRSTON
Address	Jeanette O. Hairston
City	Jeanette O. Hairston
State	MD
Zipcode	21131
Attorney for Respondent	14300 Robcaste Rd
Type or Print Name	Phoenix, MD
Signature	Name Address and phone number of representative to be contacted
Address	Name
City	State
Zipcode	Address
	Phone No

A Public Hearing having been requested and held in accordance with the Zoning Regulations of Baltimore County, this day of December, 1995, that the subject matter of this petition be set for a public hearing, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be required

Zoning Commissioner of Baltimore County

REVIEWED BY: [Signature] DATE: 11-8-95
ESTIMATED POSTING DATE: 11-19-95
Printed with Soybean Ink
ITEM #: 200

Affidavit in support of
Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify therein in the event that a public hearing is scheduled in the future with regard thereto

That the Affiant(s) do/does presently reside at 14300 Robcaste Rd
Phoenix, MD, 21131

That based upon personal knowledge, the following are the facts upon which I/we have the request for an Administrative Variance at the above address, indicate hardship or practical difficulty.

AT PRESENT, THE REQUIREMENT IS A 50' SET BACK FROM PROPERTY LINE. IN ORDER TO BUILD A 3 CAR GARAGE, THE SET BACK WOULD BE 20' FROM THE PROPERTY LINE. IN ORDER TO BUILD THE PROPOSED 3 CAR GARAGE, THE LENGTH WOULD NOT BE WITHIN THE 50' SET BACK FROM THE PROPERTY LINE. THE PROPOSED WOULD BE 20' FROM THE PROPERTY LINE

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a repeating and advertising fee and may be required to provide additional information.

Walter A. Hairston
Jeanette O. Hairston

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of December, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Walter A. Hairston

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), as I made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

December 1, 1995

My Commission Expires January 1, 1998

At present, we have a kitchen that is too small and we would like to increase the size of the kitchen. We propose to demolish the present garage and enlarge the kitchen; also, construct a three car garage to be attached to the kitchen. The garage would accommodate transportation for three adult members of my household. Due to our age, the attached garage would enable us to enter the kitchen without being exposed to inclement weather. In addition, the attached garage would provide safety.

If placed on the south side of the house, the garage would not be accessible to the kitchen. In addition, if placed at the northwest end of the property, the incline of the land would not lend itself to the construction of the garage.

November 1995

TO WHOM IT MAY CONCERN:

We have discussed the proposed addition to the Walter and Jeanette Hairston Property at 14300 Robcaste Road, Phoenix, Maryland 21131.

Name: William A. Scott
Address: 14300 Robcaste Rd.
Telephone: (410) 527-0953

Name: Nancy R. Simms
Address: 14300 Robcaste Rd.
Telephone: (410) 581-8221

Name: Gary T. Flora
Address: 14307 Robcaste Rd.
Telephone: (410) 771-1651

Name: Lori Ugler
Address: 3300 Paper Mill Rd.
Telephone: 527-0130

Name: Jackie & Boyd Pfeiffer
Address: 14303 Robcaste Rd.
Telephone: Phoenix, MD 21131 (410) 527-0718

Name: Jim & Doreen Kelly
Address: 3226 Paper Mill Rd.
Telephone: 771-9415

Name:
Address:
Telephone:

ZONING DESCRIPTION FOR 14300 ROBCASTE ROAD
PHOENIX, MARYLAND

Beginning at a point on the west side of Robcaste Road on which property fronts which is 50' at the distance of 124' north of the nearest improved intersecting street, Paper Mill Road, which is 55' wide being Lot #3 on final plat in Plat Book EHKJR in the subdivision of Ascot Estates as recorded in Baltimore County Plat Book #40, Folio 88 containing 1.16 acre also known as 14300 Robcaste Road and located in the 10th Electoral District, 3rd Councilmanic District.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 108 Date of Posting: 11/11/95
 Posted for: Variance
 Petitioner: Walter & Jeanette Hairston
 Location of property: 14300 Robcastle Rd.
 Location of Sign: Being made on property being zoned
 Remarks: _____
 Posted by: Walter Date of return: 11/24/95
 Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 11-8-95 ACCOUNT: R-001-6150
96-189-A AMOUNT: \$5.00
 RECEIVED FROM: Mr. Hairston owner
010 - Residential Variance 11/11/95 - \$5.00
080 - Sign & Posting 11/11/95 - \$5.00
 FOR: (Administrative) Total: \$10.00
 02671 R001-6150-03-95
 VALIDATION ON SIGNATURE OF CASHIER

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 20, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-189-A (Item 200)
 14300 Robcastle Road
 WMC Papermill and Robcastle roads
 10th Election District - 3rd Councilmanic
 Legal Owner: Walter A. Hairston and Jeanette O. Hairston

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a reminder regarding the administrative process.

- 1) Your property will be posted on or before November 19, 1995. The closing date (December 4, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases regarding public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carl Jablon
 Arnold Jablon
 Director

cc: Walter and Jeanette Hairston

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 1, 1995

Mr. and Mrs. Walter A. Hairston
 14300 Robcastle Road
 Phoenix, Maryland 21131

RE: Item No.: 200
 Case No.: 96-189-A
 Petitioner: W. A. Hairston, et ux

Dear Mr. and Mrs. Hairston:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 8, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the zoning agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
 W. Carl Richards, Jr.
 Zoning Supervisor

WCR/jw
 Attachment(s)

Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

11-22-95

Ms. Joyce Watson
 Baltimore County Office of
 Permits and Development Management
 County Office Building, Room 109
 Towson, Maryland 21204

RE: Baltimore County
 Item No. 200 (JJS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
for Bob Small
 Ronald Burns, Chief
 Engineering Access Permits
 Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
 1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
 Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 11/20/95

Arnold Jablon
 Director
 Zoning Administration and
 Development Management
 Baltimore County Office Building
 Towson, MD 21204
 MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF NOV. 20, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 194, 196, 197, 199, 200, 201, 202 & 203.

REVIEWER: LT. ROBERT P. SAUERWALD
 Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

RECEIVED
 NOV 21 1995

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: November 17, 1995

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):
 Item Nos. 196, 197, 198, 199, 200, 201, 203 and 204

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey Long*
 Division Chief: *Carol L. Keller*

PK/JL

ITEM 196/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Zoning Administration and Development Management

DATE: Nov. 29, 1995

FROM: Robert W. Bowling, P.E., Chief
 Development Plans Review

RE: Zoning Advisory Committee Meeting
 for November 27, 1995
 Items 196, 197, 199, and 200

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw

CLOSE
 12-4
 96-189A

PETITION PROBLEMS

#194 -- MJK
 Need power of attorney for person signing for legal owner.

#196 -- JJS
 No zoning listed on petition form.

#200 -- JJS
 Notary section is incomplete - only one signature notarized.

#201 -- JJS
 No telephone number for legal owner.

96-183-A



proposed new garage.

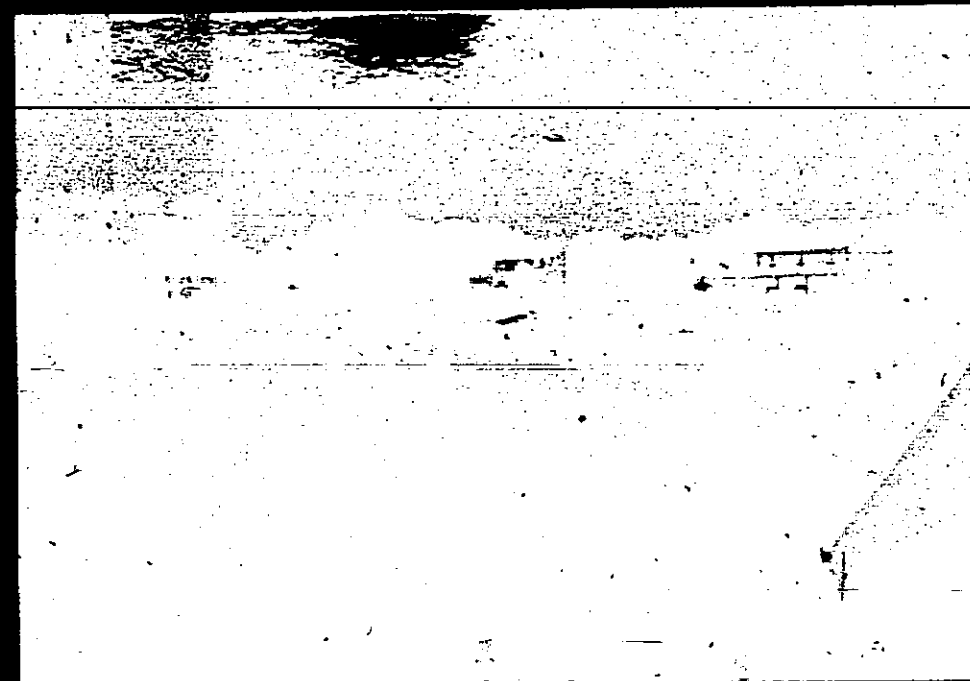


Looking South toward applicant's house in area of proposed addition



"

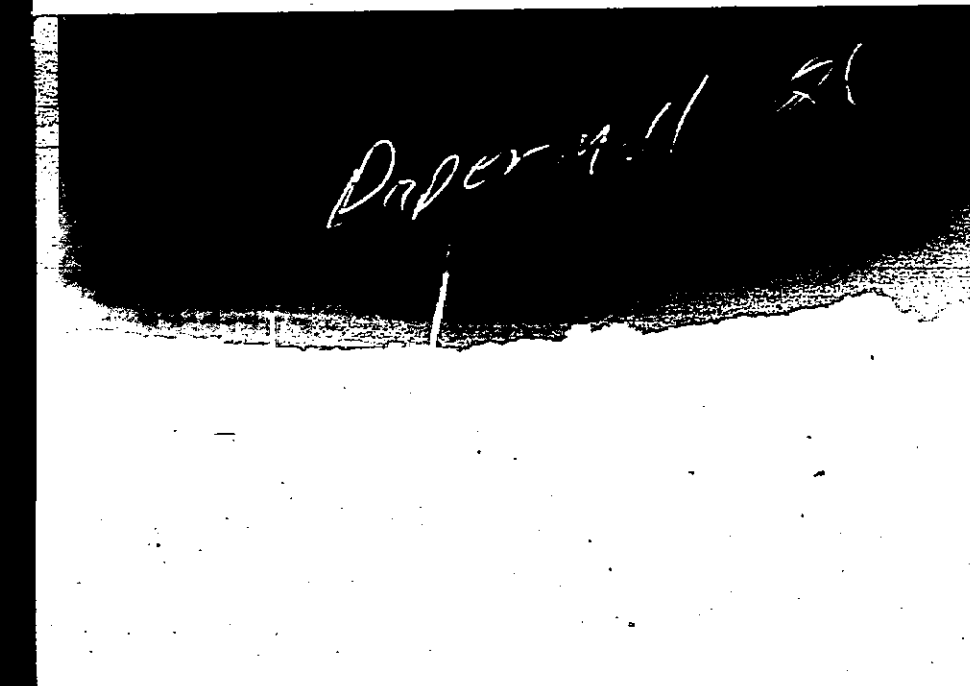
96-183-A



Looking North, East across Robaste Rd. Hamlet 200



Looking North to nearest adjacent property



Draper 4.11 21

Looking West toward front of applicant's house. Hamlet 200

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 14300 ROBASTE RD.

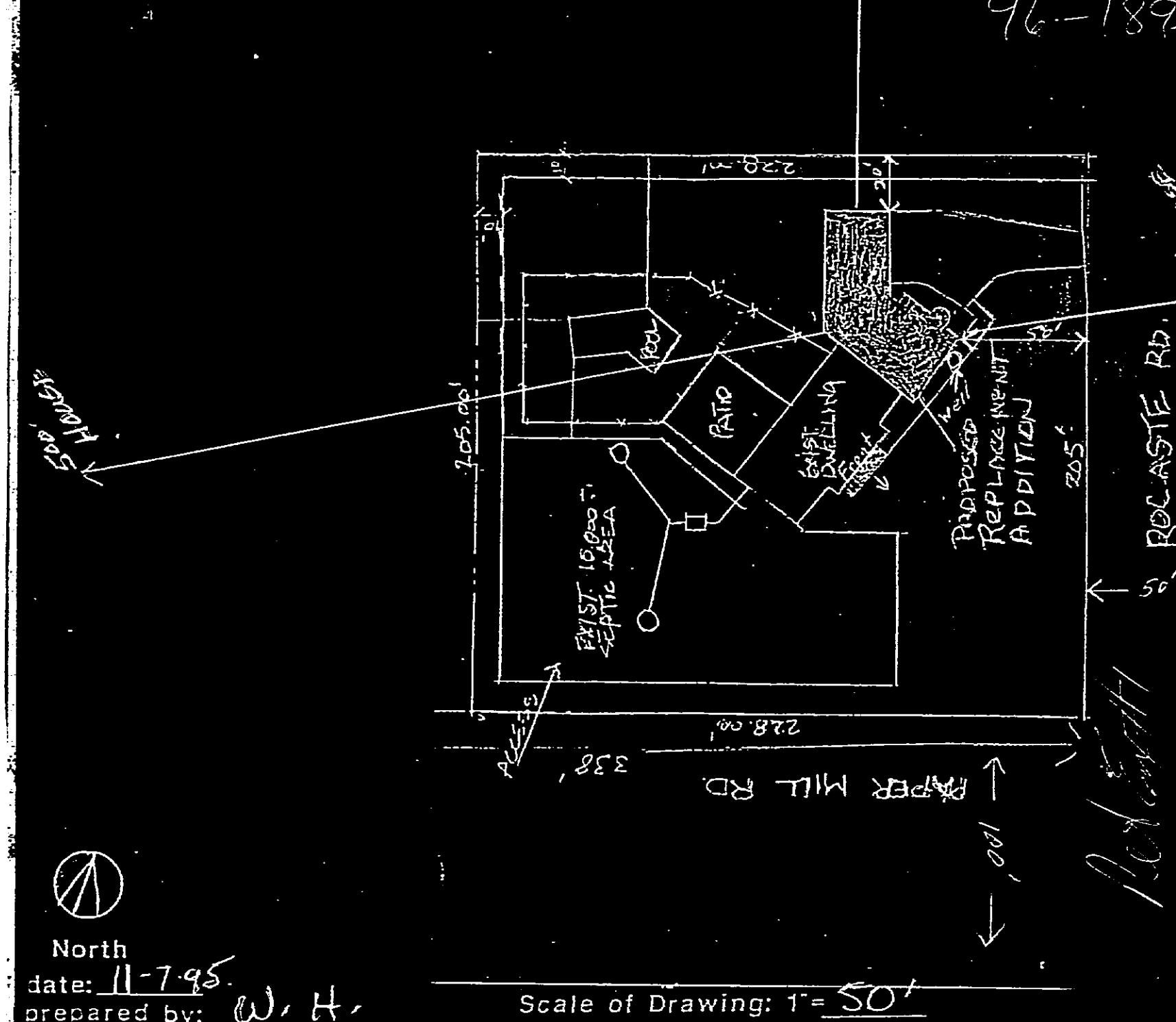
-see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: ASCOT ESTATE

Plat book: 410, folio: 88, lot: 3, section: 1

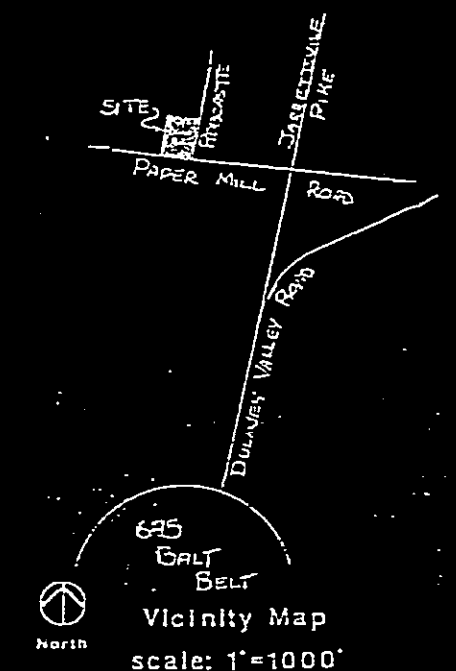
OWNER: WALTER & JEANETTE HIRSTON

96-183-A



North
date: 11-7-95
prepared by: W. H.

Scale of Drawing: 1" = 50'



LOCATION INFORMATION

Election District: 10
Councilmanic District: 3
1"=200' scale map#: NE 21-C
Zoning: RCS (and RDP)
Lot size: 1.16 ac 59,539 square feet

SEWER: ☐ ☒

WATER: ☐ ☒

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:
Draper 200

